

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 3				
% of Funds Committed	98.45 %	100.00 %	3	96.45 %	62	66	
% of Funds Disbursed	95.41 %	100.00 %	3	87.93 %	79	82	
Leveraging Ratio for Rental Activities	7.38	5.69	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.67 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	90.70 %	85.33 %	2	70.15 %	81	86	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.71 %	90.24 %	3	80.67 %	51	56	
% of 0-30% AMI Renters to All Renters***	40.37 %	42.09 %	3	45.30 %	40	40	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.76 %	99.33 %	3	95.32 %	48	48	
Overall Ranking:			In State: 2 / 3		Nationally: 83 86		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$8,854	\$14,080		\$26,635	161 Units	26.00 %	
Homebuyer Unit	\$10,455	\$9,773		\$14,938	453 Units	73.20 %	
Homeowner-Rehab Unit	\$17,764	\$15,698		\$20,675	5 Units	0.80 %	
TBRA Unit	\$0	\$256		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Great Falls MT

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$59,921	\$79,455	\$17,764
State:*	\$75,926	\$91,381	\$14,830
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.88

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	92.5	93.6	100.0	0.0	Single/Non-Elderly:	15.7	19.6	0.0	0.0
Black/African American:	0.0	0.2	0.0	0.0	Elderly:	76.1	0.4	20.0	0.0
Asian:	1.3	0.0	0.0	0.0	Related/Single Parent:	5.0	42.4	60.0	0.0
American Indian/Alaska Native:	3.8	3.1	0.0	0.0	Related/Two Parent:	1.9	31.6	20.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	4.4	0.0	0.0
American Indian/Alaska Native and White:	1.3	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	1.3	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	1.1	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	2.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	89.3	19.9	20.0	0.0	Section 8:	3.1	2.4 [#]		
2 Persons:	6.3	30.0	40.0	0.0	HOME TBRA:	0.0			
3 Persons:	3.8	24.5	20.0	0.0	Other:	49.1			
4 Persons:	0.0	16.1	0.0	0.0	No Assistance:	47.8			
5 Persons:	0.6	5.7	0.0	0.0					
6 Persons:	0.0	2.4	0.0	0.0					
7 Persons:	0.0	0.9	20.0	0.0					
8 or more Persons:	0.0	0.4	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			109	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Great Falls State: MT Group Rank: 83
 (Percentile)
 State Rank: 2 / 3 PJs Overall Rank: 86
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	90.7	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	98.76	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.67	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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